

River Run Development, LLC

Common Options List

Revised 3/26/26

Structural items

Larson Full View Storm Door (Tradewinds or equivalent)	\$	850.00	
Additional double hung window	\$	850.00	ea
Passage Door in Garage (Includes exterior light and paved walkway, may require gutters, Half Light Door Standard)	\$	2,000.00	ea
Add Pocket door (replace swinging door)	\$	400.00	ea
Insulate Garage Exterior Walls and Ceiling	\$	2,000.00	
48 Inch Electric Fireplace with Nickel Gap Trim Board	\$	6,800.00	
36 Inch Propane fireplace with tile or granite surround and pine mantle (limited availability based on building setbacks)	\$	6,800.00	
- Fireplace Remote	\$	250.00	
- Fireplace Blower with Remote	\$	550.00	
- Add Nickel Gap Trim to ceiling with composite mantle and black granite surround to GAS fireplace	\$	2,000.00	
Finish Basement (Laminate floor) - Individually quoted (Additional heating zone and Bathroom are sold separately)	Starting at \$70		per SF
Patios (Belgard or equivalent pavers)	\$	36.00	per SF
Front Porch Railings per section	\$	600.00	per section
Decks with Trex decking and vinyl railings (2 steps to grade)	\$	75.00	per SF
-Add 4' x 4' Landing to stairs off of deck	\$	1,800.00	
Screened Porch per plan based on roof lines			
-12'x12'	\$	27,000.00	
-12'x10'	\$	25,000.00	
Doghouse in place of Bulkhead (Location Limited, Half Light Door Standard)	\$	2,300.00	
- Add Carpet treads to Doghouse	\$	800.00	
- Add Hardwood Treads to Doghouse	\$	1,200.00	
Upgrade Half Light Door to Full Light (No Grid)	\$	125.00	
Upgrade Walkout Door to 6' Sliding Door	\$	2,000.00	
Add Gutters to the remaining areas of home (front of home is standard)			
Boysenberry Biscotti Style	\$	1,350.00	
Trenton Style	\$	1,500.00	
Orkney Style	\$	1,100.00	
Vanilla Grand Torte Style	\$	1,250.00	
Vanilla Crescent Style	\$	1,600.00	

Finish items

Tray ceiling in living room or primary bedroom (includes (4) recessed lights and crown molding) (Price is plan dependent, option requires painted ceilings)	Starting at \$3000		per Room
Crown Molding (per linear foot)	\$	22.00	per LF
Standard hardwood treads and handrails with painted risers and ballusters (Ash, Birch or Oak) other wood species available must be quoted	\$	4,000.00	
Finish Basement Stairs - Carpeted Treads	\$	1,800.00	
Washable Matte Finish Paint on all walls (ranch style plan)	\$	1,500.00	

Washable Matte Finish Paint on all walls (two story style plan)	\$	1,700.00
Additional Paint Color (light colors)	\$	300.00
Additional Paint Color (dark colors)	\$	500.00
Painted smooth ceilings - entire house (not including garage)	\$	3.50 per SF
Tiled kitchen backsplash (level 1 tile)	\$	1,600.00
- add additional tile to ceiling behind range hood	\$	840.00 add to above

Electrical items

Upgrade Garage door opener to BELT drive	\$	275.00 ea
-additional remote (Note: 2 remotes are standard)	\$	50.00 ea
Additional electrical outlets	\$	150.00 ea
Add Floor Outlet	\$	250.00 ea
Additional phone or cable outlets	\$	100.00 ea
Additional LED Recessed lighting (per fixture)	\$	180.00 ea
Upgrade switch to Dimmer for overhead lighting	\$	75.00 ea
Flood light single fixture with double head and motion sensor	\$	200.00
(2) Pendant Lights over Kitchen Island (Switch, Wire & Install Only, no fixtures)	\$	325.00
(2) Pendant Lights over Kitchen Island (Switch, Wire & Install w/Builder Supplied Pendants)	\$	550.00
Under-cabinet Lighting	\$	800.00
Wire for portable generator, not including generator	\$	900.00
Stand-by Whole House Generac Propane Generator (14 kW generator)	\$	12,500.00
50 amp 240 outlet with neema plug in the garage for electric car	\$	675.00
Upgrade to bathroom vent fan with heater model Panasonic WhisperWarm or equivalent	\$	550.00

Plumbing items

Additional gas piping for dryer	\$	550.00 ea
Additional gas piping for range	\$	550.00 ea
Additional gas piping for outdoor grill (Grills can not be installed on decks or porches per fire code)		Priced by location
Additional exterior faucet	\$	250.00
Change bath faucets to 8 " spread Brantford	\$	350.00 ea
Additional plumbing for double bowl sink	\$	125.00
Upgrade sink faucets to black finish	\$	125.00 ea
Upgrade shower door to black finish	\$	150.00 ea
4' Shower Door with Brushed Nickel frame Clear Glass	\$	1,725.00
5' Shower Door with Brushed Nickel frame Clear Glass	\$	1,850.00
Note: Above are standard 4' and 5' doors, custom doors will need to be priced		
4' Tile Shower in Primary Bath (standard tile, other options priced separately)	\$	7,500.00
5' Tile Shower in Primary Bath (standard tile, other options priced separately)	\$	8,000.00
Add tiled bench to tiled shower, includes tiled half wall	\$	900.00
5' fiberglass tub with tile surround walls (Level 1 tile)	\$	4,200.00
Install Moen Handheld in shower	\$	1,350.00
-Moen handheld in black finish	\$	1,550.00

Upgrade shower hardware to black finish (Showerhead and Faucet)	\$	250.00
Safety Grab Bar for Shower (includes blocking in wall) Option available at time of contract only - not on change order	\$	300.00 ea
Underslab drain plumbing with chamber for future pump for basement future bathroom	\$	1,500.00 ea
Radiant heating under tile floor	\$	1,500.00
Additional sink in vanity (includes plumbing and additional light fixture. Additional cabinetry and counter to be priced)	\$	1,000.00
Hot or Cold Sill Cock/Exterior Faucet	\$	255.00 ea
Add Utility Sink in Basement (Pump required)	\$	1,450.00 ea
Add Utility Sink in Laundry (where applicable per plan)	\$	500.00 ea

Heating

High Performance Air cleaner	Standard
Humidifier added to heating system	\$ 1,250.00
Vent Microwave/Hood to exterior - interior wall	Priced per plan
Vent Microwave/Hood to exterior - exterior wall	\$ 900.00

Appliances

Credit for Appliances and install	\$ (1,800.00)
Install all buyer supplied kitchen appliances (with Electric range)	\$ 300.00
Install all buyer supplied kitchen appliances (with Gas range) **Add for gas piping	\$ 400.00
Install buyer supplied Washer and Elec Dryer	\$ 175.00
Install buyer supplied Washer and Gas Dryer (gas piping charged separately)	\$ 275.00
Upgrade to Gas Range (includes standard gas range)	\$ 850.00

Credits

Credit for Shelving	\$ (300.00)
Credit for Interior Lighting Fixtures (single story) Note: Light fixtures provided by buyer must be UL Listed	\$ (450.00)
Credit for Interior Lighting Fixtures (2 story)	\$ (500.00)

Hardwood Flooring Options by Plan (standard HW - Birch or Ash)

Boysenberry Biscotti Plan - both Bedrooms	\$ 3,950.00
Orkney - both Bedrooms, Up Hall, Loft	\$ 7,700.00
Vanilla Crescent - both Bedrooms	\$ 1,200.00
Vanilla Grand Torte - both Bedrooms	\$ 3,800.00
Trenton - Both Bedrooms	\$ 4,100.00

Note: Additional flooring and cabinetry options are available from our suppliers

Note: All pricing is subject to change without notice. Please check current pricing for any charges.